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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-2 BRANCH)

NOTIFICATION

The 24th March 2023

No.18/02/2023-5Hg2/524.-To promote ease of doing business in the State of Punjab and to reduce the time-line for issuance of permission of CLU, approval of Building Plans/Layout Plans/License to colonies, the Governor of Punjab. is pleased to notify that Change of Land use permission for all activities is hereby merged with Layout Plan approval/ Building Plan approval/ License to Colonies subject to the following conditions:

1. That applicant shall submit all the requisite documents as per Annexure 'B' at the time of submission of application of layout plans/ Building Plan/ Licenses to the Competent authority and the Competent Authority shall scrutinized all the mandatory requirements w.r.t. provisions of Master Plan, Regional Plan, siting guidelines, rules/regulations of the concerned Department etc. which are required for conversion of land before granting approval of building plans/layout plans and licenses to the colonies.

2. The conversion charges shall be collected in lump sum by the concerned Competent Authority before approval of building plans/layout plans and licenses to the colonies along with the other requisite charges. The conversion charges shall be deposited to the Government treasury by the concerned Competent Authority of HUD in case the project site is under the jurisdiction of HUD and these charges shall be retained by the ULB within their jurisdiction.

Further, the required documents shall be directly taken by concerned Department (HUD/LG) from the promoter at the time of applications along with other required documents for license. The file with the requisite documents shall be forwarded to the concerned Department by the Competent Authority to grant NOCS within 15 days' time. If the NOC are not received within 15 days, then the Competent Authority shall convene a meeting of the concerned Departments immediately for NOC/ comments of their Departments to avoid any further delay. The Competent Authority shall dispose of the application for grant of license as per the provisions

of the PAPR Act after scrutinizing all the documents and NOCs/ comments of all the Departments within 45-60 days.

Chandigarh
The 17th March, 2023

AJOY KUMAR SINHA, IAS
Principal Secretary, Govt. of Punjab,
Department of Housing and
Urban Development

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